132.0	0003	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,228,800 / 1,228,800
					USE VALUE:	1,228,800 / 1,228,800
					ASSESSED:	1,228,800 / 1,228,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WINDSOR JEROME F & EDITH N
Owner 2:	
Owner 3:	
Street 1:	61 BARTLETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HOWARD PETER M -
Owner 2:	HOWARD KEIKO -
Street 1:	61 BARTLETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,273 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1905, having primarily Clapboard Exterior and 2790 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8273.000	623,100	4,300	601,400	1,228,800
Total Card	0.190	623,100	4,300	601,400	1,228,800
Total Parcel	0.190	623,100	4,300	601,400	1,228,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.43 | /Parcel: 440.4

Legal Description

User Acct 85080

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 06/02/18

!10321!

PREVIOUS ASSESSMENT

Parcel ID 132.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	622,900	4300	8,273.	601,400	1,228,600	1,228,600	Year End Roll	12/18/2019
2019	101	FV	461,700	4300	8,273.	634,800	1,100,800	1,100,800	Year End Roll	1/3/2019
2018	101	FV	476,200	4300	8,273.	467,700	948,200	948,200	Year End Roll	12/20/2017
2017	101	FV	476,200	4300	8,273.	447,700	928,200	928,200	Year End Roll	1/3/2017
2016	101	FV	356,500	4300	8,273.	414,300	775,100	775,100	Year End	1/4/2016
2015	101	FV	336,000	4300	8,273.	347,500	687,800	687,800	Year End Roll	12/11/2014
2014	101	FV	336,000	4300	8,273.	339,400	679,700	679,700	Year End Roll	12/16/2013
2013	101	FV	336,000	4300	8,273.	323,400	663,700	663,700		12/13/2012

PRINT

Date	Time
12/11/20	00:38:33

LAST REV

Date	Time
06/29/18	08:59:57

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10321

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOWARD PETER M,	66332-303		11/3/2015		1,261,000	No	No		
HOWARD PETER M	39319-175		5/27/2003	Family	1	No	No		
HATCH HAROLD/ET	25636-450		9/7/1995		299,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2018	205	Redo Bat	9,300	C				
8/3/2010	935	Temp Ten	1,100					
9/1/1995	506		20,000					REMODEL KITCHEN BA

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2018	Inspected	BS	Barbara S
5/15/2018	MEAS&NOTICE	CC	Chris C
8/25/2016	Sales Review	PT	Paul T
2/6/2009	Measured	336	PATRIOT
11/18/1999	Mailer Sent		
11/1/1999	Measured	263	PATRIOT
7/20/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	85080
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8273		Sq. Ft.	Site		0	90.	0.81	10									601,374						601,400	

Total AC/HA: 0.18992 | Total SF/SM: 8273 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 601,374 | Spl Credit | Total: 601,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02634406
Const Adj.:	1.00989902
Adj $ / SQ:	129.563
Other Features:	121729
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	653134
Depreciation:	30044
Depreciated Total:	623089

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 5		Baths: 2					HB 2		

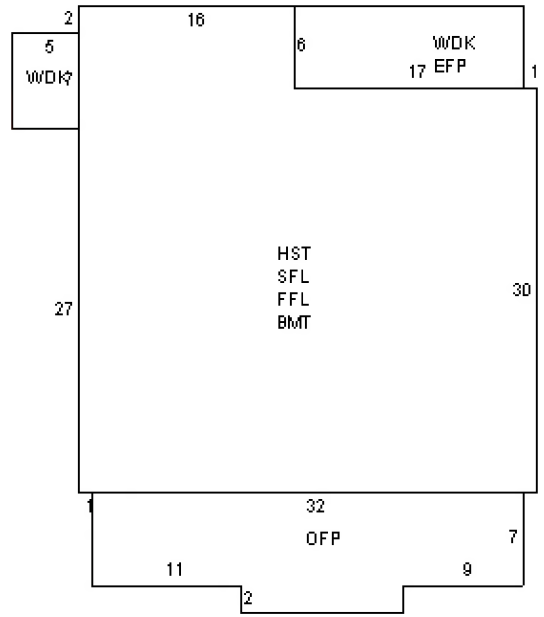
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	M
Totals			
1	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	156.77
Special Features:	0	Val/Su Net:	141.84
Final Total:	623100	Val/Su SzAd	223.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,116	38.870	43,378
FFL	First Floor	1,116	129.560	144,592
SFL	Second Floor	1,116	129.560	144,592
HST	Half Story	558	129.560	72,296
OFP	Open Porch	248	23.380	5,799
WDK	Deck	137	13.430	1,840
EFP	Enclos Porch	102	54.450	5,554
	Net Sketched Area:	4,393	Total:	418,051
Size Ad	2790	Gross Are	4951	FinArea 2790

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 132.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X22	A	AV	1920	23.12	T	40	101			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300